

Federal National Mortgage Association  
("Fannie Mae"), a corporation organized and  
existing under the laws of the United States  
of America

**Plaintiff**

Case No: 14 CV 963

vs

CYNTHIA M. VANARK, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 5, 2014 in the amount of \$124,420.06 the Sheriff will sell the described premises at public auction as follows:

TIME: February 11, 2015 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: All that part of the South 1/2 of the Southeast 1/4 of Section 35, Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin, described as follows, to-wit: Commencing at a point on the East line of said Section, distant North 00° 06' West 448.75 feet from the Southeast corner of the said Section and thence West and parallel with the South line of the said Southeast 1/4, 582.5 feet; thence North at right angles with the South line of the said Southeast 1/4, 74.8 feet; thence East 582.4 feet to Section line; thence South 00° 06' East 74.8 feet to the point of beginning.

PROPERTY ADDRESS: 1265 South Sunny Slope Road, Brookfield, WI 53005

TAX KEY NO.: BRC 1148985

Scott D. Nabke  
J Peterman Legal Group Ltd.  
State Bar No. 1037979  
165 Bishops Way, Suite 100  
Brookfield, WI 53005  
262-790-5719

Dated this 17<sup>th</sup> day of December, 2014

**Daniel J. Trawicki**

Sheriff Daniel J. Trawicki  
Waukesha County Sheriff

Please go to [www.jpetermanlegalgroup.com](http://www.jpetermanlegalgroup.com) to obtain the bid for this sale.  
J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf.  
Any information obtained will be used for that purpose.